



Las Vegas

BUILDING LAS VEGAS INTO A WORLD-CLASS CITY

GROWTH WATCH

PLANNING & DEVELOPMENT DEPARTMENT

A Close Watch on Growth and Budgets

DIRECTOR MARGO WHEELER, AICP

As heavily reported recently, the city of Las Vegas is seriously addressing its current and projected future fiscal conditions. On March 31, 2008, the Las Vegas City Council held a special session to discuss the FY08-09 budget regarding city response to significant revenue reductions due to the sluggish economy. Finance Director Mark Vincent summarized as follows:

- *General Fund APR growth rate for FY07* through FY09 will be less than 2 percent*
- *Expect tempered recovery beginning FY10 to growth levels around 6 – 7 percent*
- *Housing slump is expected to last into FY10*
- *Strip growth will add significant employment growth, mostly service jobs*
- *Expect budget reductions to last into FY12*

* City fiscal year runs July 1 – June 30.

Though the city is approaching the situation comprehensively, each department is not affected in the same manner. For example, the downturn in single family home building in large subdivisions in the undeveloped areas of the city that critically affected the Building and Safety Department's workload, is not reflected in the Planning & Development Department. These types of large subdivisions make up only ONE percent of our case load.

Planning & Development will continue to provide the community with top level service and accomplish legally-mandated tasks during this breather in our tremendous growth. The Planning Commission and City Council teams, public counter and plan check functions will remain fully and appropriately staffed. The inspections team will be expanded to bring us up to date on a substantial backlog of conformance inspections on zoning, special use permit, site development plan review and variance conditions of approval.

The department is responsible for fully half of the City Council's bi-weekly agendas. If anything, the unprecedented pace of new residential development in the last several years constrained us from working on many required projects. Yet

during this period, our departmental staff grew by less than one percent while other city departments grew at rates that tracked with the overall growth of the city.

There is a perception that due to the new home construction downturn and the recently shorter City Council afternoon agendas that there has been a substantial diminishment of workload in our department. However, Planning Commission agendas are only five percent below the eight-year average, and City Council items are nine percent above the eight-year average. Clearly, Planning & Development is not so much in a slow down, but rather we're catching up with our legal requirements not met during the incredible boom period coupled with the departmental underfunding and staffing.

The Planning & Development Department has never met our Nevada Revised Statutory requirements regarding Master Plan elements. Only seven of 18 state-mandated elements are adopted and current. Four of these were adopted within the last six months. Form-based codes, transit-oriented development and other ordinances are in progress, but long overdue.

Planning & Development has identified three teams within Long Range Planning in order to meet our planning obligations. These teams are: Master Plan, Code Planning and Core Planning. The Master Plan team is completing those state-mandated

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Summerlin – A Similar but Slightly Different Review Process

A proposed project within the Summerlin master planned community is subject to a City Referral Group (CRG) application and review rather than the city's Site Development Plan Review (SDR) process. The CRG process ensures conformance with all applicable Summerlin Development Standards such as setbacks, landscape standards, parking requirements, building height, etc.

The CRG differs from an SDR review in that the final plan approval is granted administratively rather than by the Planning Commission or City Council, unless appealed. The City Referral

Group is comprised of representatives of the city's departments of Planning & Development, Public Works, Building and Safety, Fire & Rescue Services and Leisure Services and is chaired by the director of the Planning & Development department's designee.

Prior to plan submittal to the city's CRG, the applicant is required to submit a set of plans to the Summerlin Design Review Committee. This committee is tasked with reviewing proposed development within the Summerlin Master Planned Community and ensuring that it is consistent and compatible with Summerlin design standards and regulations. The committee's approval is a required component of the CRG application package and must be obtained prior to application submittal to the city.

When the city receives the CRG application, the plans are reviewed by Planning & Development staff and a City

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A CLOSE WATCH – CONTINUED FROM PAGE 1

elements that we lacked entirely: Community Design, Public Services and Facilities, School Facilities, Solid Waste Disposal, Rural Neighborhoods Preservation, Streets and Highways, and Transportation. They will also update those that are out of date: Economic, Housing, Safety and Seismic Safety.

The Code Team will work on a long overdue comprehensive rewrite of Title 19 as a form-based code implementing the City Council's Sustainability initiative. Also, as the downtown continues to be our high growth area, a core team will be established to process projects start-to-finish in the Downtown Centennial Plan area and create corridor plans for redevelopment target areas.

Additionally, the Planning & Development Department remains the lead for the City Council's Sustainability initiative. The

joint Planning Commission & City Council workshop, all documents and the website on sustainability have been generated by the department's staff. Three full time employees support the Deputy Director in the development and implementation of the Sustainability initiative.

The director sits on the Performance Plus Executive Team and the department's sole senior management analyst has become a facilitator and trainer on the City Council's Performance Plus initiative, a performance-based budgeting management system. Our department has completed our strategic plan and implemented it through the Performance Plus process a year earlier than required. The department went beyond our own functions and identified 22 strategic results that cross department lines in order to optimize the service and outcomes for the city's customers.



THANK YOU!

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A Valley-Wide Framework for Sustainability

Many issues surrounding sustainability cut across jurisdictional boundaries and are best addressed on a regional scale. Sustainability has become a primary objective of the Southern Nevada Regional Planning Coalition (SNRPC). Each member agency is, in its own way, addressing issues related to resource conservation, environmental protection, economic development and social and cultural strength within the boundaries over which it has jurisdiction of public resources.

With solar energy installations at Nellis Air Force Base, Nevada Solar One in Boulder City, and installations throughout the region at Las Vegas Valley Water Authority and Clark County School District facilities, southern Nevada is fast becoming a leader in solar energy generation. It is also leading the way in green building, with more LEED registered projects per capita than anywhere in the nation.



The Northwest Career and Technical Academy uses passive solar to help offset utility costs.

The Clark County School District is setting the pace for energy conservation, saving in excess of \$8 million annually and becoming a leading example for SNRPC member agencies and for agencies beyond this region. The Southern Nevada Water Authority is nationally recognized for its water conservation

programs, saving billions of gallons of water annually, and at the Springs Preserve is teaching Southern Nevadans what it means to live responsibly in a desert climate.

The mayors of Henderson and Las Vegas have committed that by 2012 their cities will have reduced greenhouse gas emissions by 7 percent over 1990 levels, and the Clark County Board of County Commissioners has passed a resolution requiring staff to investigate similar commitments. North Las Vegas and Boulder City are expanding their inventory of open space and developing trails throughout their communities.

The SNRPC has formed the Sustainability Working Group which recently proposed the following guidelines to the Board for a *Framework for Regional Sustainability in the Las Vegas Valley*:

- Concentrate on resources that are vital to continued prosperity in the Las Vegas Valley, maintaining a balanced quality of life through economic opportunity, environmental integrity and community involvement.
- Focus on efficient use of energy and water resources combined with creating options for renewable resources that assure sufficient supply to meet the demands of a growing community.
- Build on the Land Use, Transportation, Air Quality research initiated by the SNRPC to address the vital relationships among building and transportation systems, community design, energy consumption and greenhouse gas emissions.
- Partner with University of Nevada, Las Vegas to develop sustainability teaching in the classroom and to develop corporate training programs.
- Partner with community organizations to frame a message for community sustainability and develop a strategy to engage citizens and businesses.

Addressing these issues is vital for the continued prosperity for the valley's resi-

dents. Future development depends on meeting air quality standards, achieving best management practices for stormwater, and the reduction of greenhouse gas emissions that have been recently mandated for regulation by the Environmental Protection Agency. While stormwater practices and air quality are being addressed on a regional scale, greenhouse gas emissions reduction is relatively new, and through the SNRPC, the region has an opportunity to get ahead of future regulations.

Pressure continues to mount from citizens to elected officials who demand a sustainable future: sufficient energy and water resources; efficient transportation systems; livable neighborhoods that by design enhance opportunities for community engagement; healthy living and education and efficient buildings that are healthy and productive for occupants. While each member agency strives within its organization to use resources efficiently, working collectively through the SNRPC to develop and advance a *Framework for Regional Sustainability in the Las Vegas Valley* will help ensure a prosperous future.



Solar panels shade public parking at the Las Vegas Springs Preserve.



Rendering of LEED registered Centennial Hills Library.



Pulte Homes' Timber Creek Development

Mayor Oscar B. Goodman and Councilman Steven D. Ross joined Pulte executives in the grand opening of the Timber Creek Development in January 2008. Timber Creek is the first residential project to qualify for the city of Las Vegas Green Building Program. In October 2006, the city of Las Vegas adopted the Green Building Program, a new initiative that furthers the city's commitment to achieving a sustainable community. The city's program is built upon the Southern



Mayor Oscar B. Goodman and Councilman Steven D. Ross at Timber Creek opening.

Nevada Green Building Partnership's program. Timber Creek is the first project to be certified by the Southern Nevada Green Building Partnership and accepted as a Certified Member in the city of Las Vegas program.

Molasky Corporate Center

Although most in the community are aware of the groundbreaking certification of the Molasky Corporate Center as a "green building," you may not be aware that it actually earned a Gold LEED certification. Gold certification is the U.S. Green Building Council's 'Leadership in Energy and Efficiency Design' second highest level out of four.

Not only was the Molasky Corporate Center the first commercial Class A office building to receive LEED certification in Nevada, but did so with flying colors. The building is an exceptional example of the sustainable and commer-



Molasky Corporate Center

cially viable green building the city of Las Vegas envisions.

Union Park

The city's master planned 61 acre site just west of downtown has been selected as the only Nevada project to date included in the prestigious pilot LEED Neighborhood Development (ND) program by the U.S. Green Building Council. The goal is to foster a greater sense of community with integrated transportation to reduce sprawl and energy consumption and promote a healthier quality of life. A pilot LEED ND project is based on its

1. Smart Location
2. Linkage to the Community at large
3. Green Construction and Technology
4. Neighborhood Pattern and Design
5. Water and Energy Conservation

For more information about the city's commitment to sustainability, please visit the newly introduced www.lasvegasnevada.gov/sustaininglasvegas.



Proposed Union Park site development

Quarterly Customer Training Sessions

The Planning & Development department is offering quarterly training sessions to keep customers up to date on changes and updates to the zoning code and Master Plan elements. The first training session was held on Jan. 22, 2008, and others will be held throughout the year on a quarterly basis.

Planning Manager Flinn Fagg, AICP, gave the initial presentation that provided an overview of all ordinances ad-

opted during the fourth quarter of 2007. A brief description of each was given, followed by questions from members of the public and the development community. An open question and answer period is available at the end of each session so attendees can ask about the covered material as well as other code or plan questions they may have.

These quarterly meetings foster a better understanding of the code, along with any updates, which provides for a smoother plan review process. Providing this service to the general public,

along with members of the development community, helps keep the lines of communication open between the city and the public.

The sessions are held at 5 p.m. at the Development Services Center in Conference Room 2B located at 731 S. Fourth St., Las Vegas, Nev. 89101. The next sessions will be held on July 22 and Oct. 28, 2008. Reservations are not required. For additional information, contact Planner II Melissa Hays at 702-229-4606 or mhays@lasvegasnevada.gov.



Treasured Park Receives Historic Designation

The Las Vegas City Council added Floyd Lamb Park at Tule Springs to the city's historic register on Jan. 9, 2008. The historic park is located at 9200 Tule Springs Road in the Centennial Hills area of the city. The city's Historic Preservation Commission determined the historic ranch was eligible for designation based on its association with a significant phase of Nevada history (the divorce ranch era) and its integrity of architectural and environmental setting.

Tule Springs was originally named for the thick growth of tules, or cattails, that grew in the springs and ponds in the area. Because of the proximity to water, the

location became a stop on the stage line connecting Las Vegas and the Bullfrog District in the early 1900's. John Herbert (Bert) Nay, the son of Mormon pioneers, first filed for water rights to the springs in 1916.

In the 1920s, the ranch became a headquarters for bootleggers until the repeal of Prohibition. The property was sold in 1941 to Prosper Jacob Goumond who expanded the ranch to 880 acres and raised cattle and alfalfa.

By 1949, the ranch was outfitted to accommodate paying guests by adding several features to promote the rustic ranch experience such as a foot bridge, fish pond, water wheel and swimming pool. Many of the guests were soon-to-be divorcees, spending the required six weeks in Nevada until their divorces became final.

The city of Las Vegas purchased the ranch in 1964 and operated it as a city park under the name Tule Springs Park. It was sold to the state in 1977 and re-

named Floyd Lamb State Park after the chair of the Nevada legislature's Finance committee.

In July 2007, the city reacquired the park from the state after completing the Floyd Lamb Park Master Plan (available for viewing at www.lasvegasnevada.gov/Planning). A condition of transfer was that the park would retain the name of Floyd Lamb. The park was then renamed Floyd Lamb Park at Tule Springs to recognize its origins. The historic district includes approximately 23 historic buildings and structures that were part of the day-to-day operations of the ranch including a pump house, foreman's house, adobe hut, stables and water tower.



Floyd Lamb Park at Tule Springs

New Planning Commission Officers Elected

Byron Goynes was elected chair and Glenn Trowbridge vice-chair of the city of Las Vegas Planning Commission in January 2008. Goynes has served as an appointed planning official of the city of Las Vegas for 15 years and received the 2007 Citizen Planner, Sheldon D. Gerber Merit Award for Excellence in Environmental Planning by the Western Planner organization.

Goynes began his professional career as a municipal employee with Clark County, working in various departments before entering the private sector. He is currently employed with Veolia Transportation, which provides public transit in the Las Vegas area. As one of his pro-

fessional responsibilities, he administers the "Club Ride" program, which encourages commuters to use alternate forms of transportation such as public transit, carpools and bicycles instead of driving private vehicles.

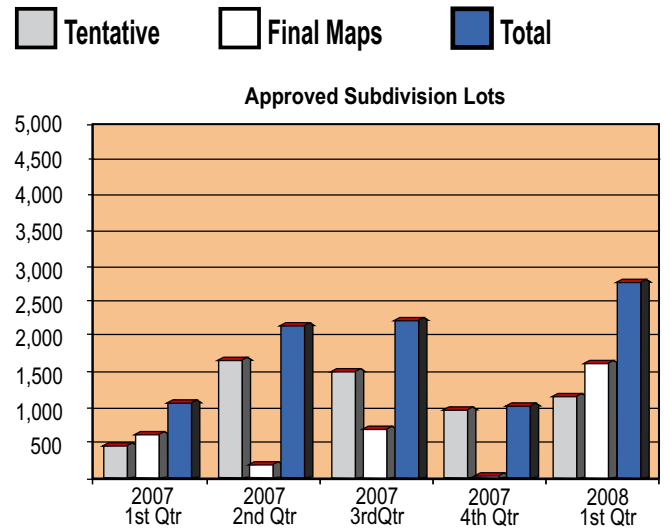
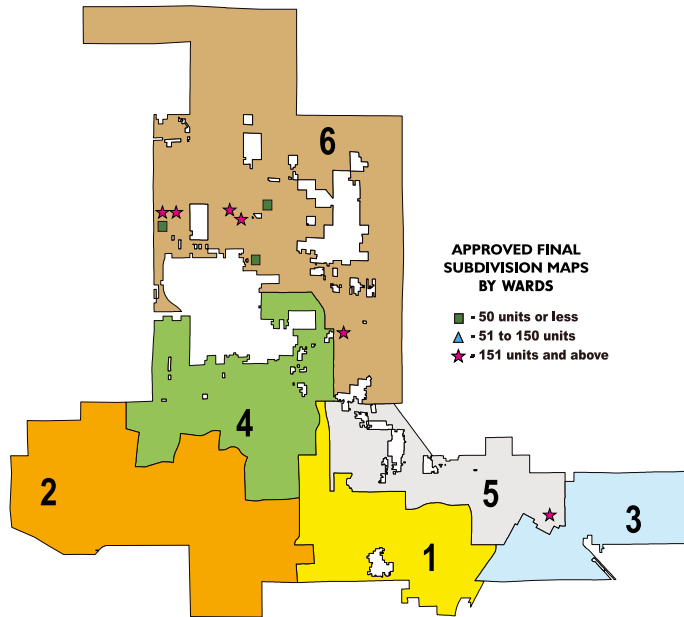
Trowbridge joined the Planning Commission in 2005. He is Executive Director for a non-profit funded by the International Brotherhood of Electrical Workers and the Nevada Chapter of the National Electrical Contractors Associa-

tion. Trowbridge serves as a fight judge for the Nevada Athletic Association. His career of 30 years of government service includes tenure as the director of parks and recreation for Clark County.

Vicki Quinn was appointed to the Planning Commission by Ward I Councilwoman Lois Tarkanian in December 2007. Quinn, who has lived in Ward 1 almost all of her life, is focused on the preservation of the older neighborhoods and the redevelopment of downtown.



Chair Byron Goynes, vice-chair Glenn Trowbridge and new commissioner, Vicki Quinn.



Source: city of Las Vegas

Leading Economic Indicators For Clark County

"The Southern Nevada Index of Leading Indicators showed a sharp drop for January, a decline of 1.39 percent in one month. Though it is far from clear when a one-month drop foretells a recession, we think the softening in Nevada's labor markets supports our call. ■ Strong construction activity along the Strip has kept the drag from the decline in residential construction from pinching off the economic expansion for some time. Moreover, data difficulties arising from the stock piling of residential building permits during late 2007 and the subsequent shortfall in 2008 have created a small problem in interpretation. Calling turning points in the business cycle is difficult at best. ■ In the end, however, a decline of at least six months will be needed to validate the forecast of a recession. The early calls of a recession in 2006 and 2007 have not come to pass and were, in the final analysis, hard to separate from "shots in the dark." To be sure, homebuilding and real estate have been depressed

for some time. Now, we see the impact of the slow-down on the general economy. The lag effects of sharply curtailed housing activity and the move to higher credit standards are finally taking their toll. ■ Tax rebates and other spending upturns should help moderate the downside, however. The difficulties of getting housing back on its feet will not come quickly. Indeed, it is possible that we may not experience much of a recession or depression, but the subsequent recovery may not be much either. The new Strip properties in 2009, however, will likely be robust enough to push the local economy into the next expansion phase, regardless of the drag in 2008."

Source: UNLV Center for Business and Economic Research

Approved Subdivision Lots			
	Tentative Maps	Final Maps	Total
1st Qtr-2007	603	892	1,495
2nd Qtr-2007	2,444	636	3,080
3rd Qtr-2007	1,744	814	2,558
4th Qtr-2007	970	25	995
1st Qtr-2008	1,177	1,626	2,803
% Chg Last Qtr	21.3	6404.0	181.7
% Chg Last Year	95.2	82.3	87.5

Leading Economic Indicators						
CLARK COUNTY SERIES	DATE	UNITS	LATEST PERIOD	CHANGE PREVIOUS PERIOD	CHANGE YEAR AGO	CONTRIBUTION TO INDEX *
RESIDENTIAL BUILDING						
Units Permitted	Jan-08	#Units Permitted	471	-38.35%	-65.27%	-0.153%
Permit Valuation	Jan-08	Dollars	\$ 70,874,043	-53.07%	-72.82%	-0.234%
COMMERCIAL BUILDING						
Permits	Jan-08	#Units Permitted	55	1.85%	-26.67%	-0.129%
Permit Valuation	Jan-08	Dollars	\$ 70,232,424	20.87%	-25.10%	-0.070%
TAXABLE SALES	Jan-08	Dollars	\$ 2,669,668,988	-23.42%	-4.23%	-0.187%
McCARRAN AIRPORT	Jan-08	Passengers Enplaned/Deplaned	3,576,857	-2.87%	-2.77%	-0.019%
GALLONS OF GASOLINE	Jan-08	Thousands of Gallons	63,644,970	-5.28%	-4.90%	-0.114%
GROSS GAMING REVENUE	Jan-08	Dollars	\$ 928,650,794	-1.83%	-4.05%	-0.383%
CONVENTIONS HELD						
Visitor Volume	Jan-08	People	3,138,312	2.03%	-0.57%	-0.097%
Attendance	Jan-08	People	677,978	422.87%	-13.14%	-0.005%
OVERALL CHANGE IN LEADING INDICATOR **	Mar-08		131.94	-1.39%	-1.02%	-1.39%

* The contribution to the index is a net-weighted average of each series after adjustment for seasonal variation.

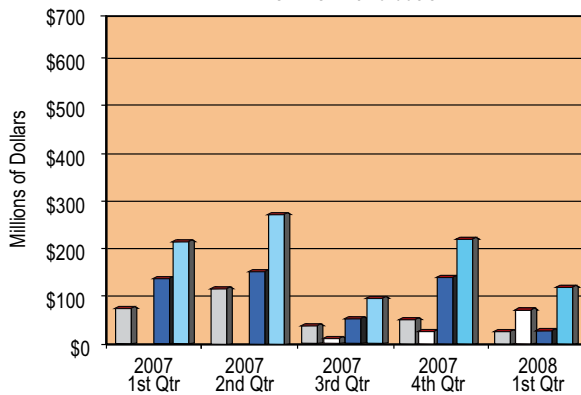
** The index is a six-month forecast (July 1, 2008) from the month of the data (January 1, 2008) and four months from the month of the series (March 1, 2008).

Source: UNLV Center for Business and Economic Research



Single Family Multi-Family Commercial Total

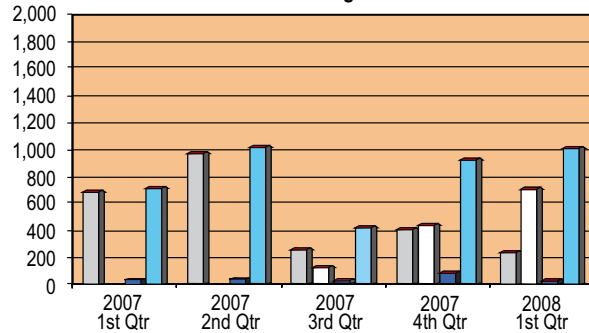
New Permit Valuation



New Permit Valuation

	Single Family	Multi-Family	Commercial	Total
1st Qtr-2007	\$ 77,682,315	–	\$136,901,985	\$214,584,300
2nd Qtr-2007	\$118,454,694	–	\$152,334,473	\$270,789,167
3rd Qtr-2007	\$ 34,566,553	\$ 9,239,416	\$ 50,737,675	\$ 94,543,644
4th Qtr-2007	\$ 52,723,002	\$ 26,997,806	\$140,630,345	\$220,351,153
1st Qtr-2008	\$ 27,554,305	\$ 70,005,634	\$ 23,145,334	\$120,705,273
% Chg Last Qtr	-47.7	159.3	-83.5	-45.2
% Chg Last Year	-64.5	100.0	-83.1	-43.7

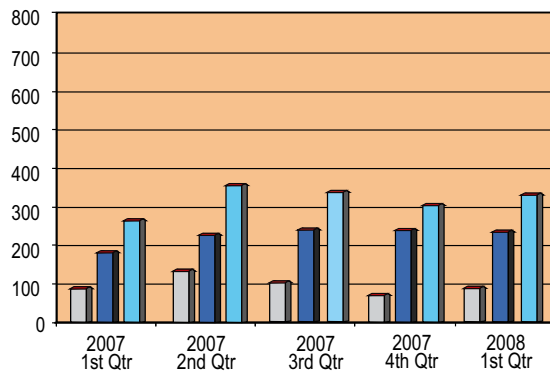
New Building Permits



New Building Permits

	Single Family	Multi-Family	Commercial	Total
1st Qtr-2007	687	–	25	712
2nd Qtr-2007	991	–	36	1,027
3rd Qtr-2007	263	127	35	425
4th Qtr-2007	411	435	84	930
1st Qtr-2008	251	739	23	1,013
% Chg Last Qtr	-38.9	69.9	-72.6	8.9
% Chg Last Year	-63.5	100.0	-8.0	42.3

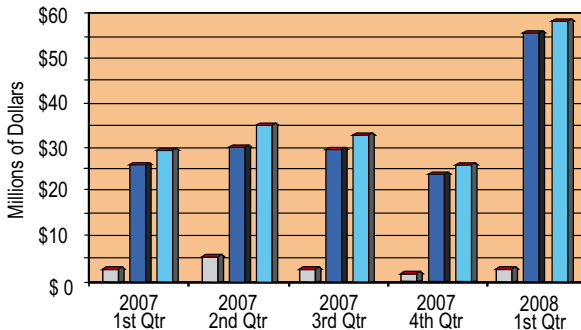
Additions and Remodels



Additions and Remodels

	Single Family	Commercial	Total
1st Qtr-2007	86	177	263
2nd Qtr-2007	131	228	359
3rd Qtr-2007	99	238	337
4th Qtr-2007	69	237	306
1st Qtr-2008	90	238	328
% Chg Last Qtr	30.4	0.4	7.2
% Chg Last Year	4.7	34.5	24.7

Additions and Remodel Valuation



Additions and Remodel Valuation

	Single Family	Commercial	Total
1st Qtr-2007	\$ 2,930,470	\$ 26,569,075	\$ 29,499,545
2nd Qtr-2007	\$ 5,232,608	\$ 30,275,459	\$ 35,508,067
3rd Qtr-2007	\$ 2,630,430	\$ 29,762,596	\$ 32,393,026
4th Qtr-2007	\$ 2,012,455	\$ 24,212,312	\$ 26,224,767
1st Qtr-2008	\$ 2,914,131	\$ 55,869,521	\$ 58,783,652
% Chg Last Qtr	44.8	130.7	124.2
% Chg Last Year	-0.6	110.3	99.3

Source: city of Las Vegas (including subdivision information)



Gale M. Fraser, II P.E. General Manager/Chief Engineer, Clark County Regional Flood Control

Gale Fraser manages the operations and staff of 26 dedicated professionals at the Clark County Regional Flood Control District. The district's mission is improving the protection of life and property for existing residents, future residents, and visitors from the impacts of flooding while also protecting the environment. It's vision is to be a premier regional agency providing a community safe from the devastation of floods while protecting the surface water environment.

"To see the population grow from 660,000 to 2,000,000 over 20 years in Southern Nevada, and see a small dedicated staff perform to provide protection from flash floods is truly amazing," said Fraser. "Educating the public about the dangers of flash floods, flood insurance availability and protecting the environment are all part of the great experience I have had working for the district."

Fraser joined the district in 1988 as the assistant general manager and assumed his current position in 1993. The district has overseen the construction of 75 detention basins, 450 miles of channels/underground storm drains totaling \$1.2 billion and the removal of 45 square



miles of FEMA identified flood zones. This work is accomplished with support of the county, member cities and their public works departments.

Fraser graduated from North Dakota State University in 1977 with a degree in civil engineering. Before joining the district he worked in the private sector and for the city of Las Vegas as city planning engineer for flood control. He belongs to many professional engineering associations including the National Association of Flood and Stormwater Management Agencies where he is the current vice president, the American Public Works Association and the American Society of Civil Engineers.

Fraser was raised in the western suburbs of Chicago, Ill. He and his wife, Brenda have three sons. When not focused on work and family, Fraser enjoys golf and skiing.

SUMMERLIN – CONTINUED FROM PAGE 2

Referral Group meeting is scheduled. The City Referral Group hears and considers the facts presented and determines whether to approve or deny the site plan. Any approval may include additional conditions, requirements or limitations deemed necessary by the CRG, just like the Planning Commission and/or City Council may impose at a site development plan review hearing.

The applicant is notified of the group's decision in writing. The notification outlines any conditions that were imposed at the CRG meeting. If the application is denied, the applicant may appeal the decision of the CRG to the Planning Commission by submitting a written appeal to the director within 10 working days of receipt of the group's action. A final appeal can be referred to the City Council by either the applicant or the director for a final decision.

Las Vegas GROWTH WATCH



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